

BROCKMAN

Baseline Documentation



Suffolk County Tax Map

300-133-1-3

183 Six Pole Highway

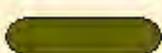
Area 8.7 Acres

Town of East Hampton, New York

The Community Preservation Fund Law was enacted to help protect and preserve open and undeveloped lands in the Town of East Hampton and the Incorporate Villages, including wetlands, woodlands, agricultural lands, shorelands and the other natural resources of the town; for the purposes of protecting historic places and properties within the town; and for the purpose of providing the town's visitors and residents with outdoor recreational opportunities.

The East Hampton Town Code categorizes a Nature Preserve as any area of land or water owned by the Town which is formally dedicated to being maintained as nearly as possible in its natural condition. These lands are chosen for preservation based on the unique and valuable ecological assets situated within their boundaries. They are protected not only as a means to preserve the land in its natural state, but to create a multi-use recreational resource to be enjoyed by all.

Recreational Open Space 

Cemetery 



LOCATION MAP

2004 AERIAL PHOTO



TOWN OF EAST HAMPTON
SCTM #300-133.000-0001-003.000

Brockman Property
183 Six Pole Highway
Wainscott School District

Prepared by
 THE TOWN OF EAST HAMPTON
 Suffolk County, New York

Brockman

Baseline photos taken 4/08/08 by Douglas Massa



view Southwest



view Northeast

(324) AUTHORIZE ACQUISITION

Property of RICHARD & ELIZABETH BROCKMAN

183 Six Pole Highway, Sag Harbor-Northwest / SCTM #300-133-1-3

The following resolution was offered by Councilman J. Potter, seconded by Councilwoman D. weir, and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on March 1, 2002 to consider the acquisition of approximately 8.7 acres of land located at 183 Six Pole Highway, Sag Harbor-Northwest, which land is identified on the Suffolk County Tax Map as SCTM #300-133-1-3; and

WHEREAS, the proposed purchase price for fee simple acquisition of the subject property is \$ 600,000.00, plus survey, title, prorated tax, and recording charges; and

WHEREAS, said property consists of oak and pitch pine woodland, and is located in the important groundwater recharge area south of Sag Harbor; and

WHEREAS, the purpose of said acquisition is preservation of open space; and

WHEREAS, the acquisition of the subject property is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Board finds, pursuant to § 64-e (8) of the New York Town Law, that acquisition of the subject property by purchase is the best alternative, of all reasonable alternatives available to the Town, for protection of the community character of the Town of East Hampton, and that such acquisition would be in the best interests of the Town;

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized and directed to enter into a contract of sale with the record owner of the subject property, now or formerly Richard & Elizabeth Brockman, for the purpose of acquiring said property at a cost to the Town of East Hampton not to exceed \$ 600,000.00, plus reasonable survey, title, prorated tax, and recording charges; and be it further

RESOLVED, that pursuant to contract the Supervisor is authorized and directed to execute any documents and to pay any and all reasonable survey, title, prorated tax, and recording charges, as may be necessary to effect the transfer of title; and be it further

RESOLVED, the monies to be expended for purchase of the foregoing property shall be drawn from the Town of East Hampton Community Preservation Fund Budget Account; and be it further

RESOLVED, that copies of this resolution shall be forwarded to:

Town Attorney Eric Bregman;
Deputy Town Attorney Richard E. Whalen;
Town Budget Officer Len Bernard;
Planning Department;
Mr. Christopher Griffiths,
The Nature Conservancy
P.O. Box 5125,
East Hampton, New York 11937;

Dayton & Voorhees
95 Newtown Lane
East Hampton, New York 11937
and
Dr. Richard Brockman
15 West 81st Street
Apt. 1CD
New York, N.Y. 10024-6022.

**(1367) RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY
PURSUANT TO THE EMINENT DOMAIN PROCEDURE LAW**

Property of RICHARD & ELIZABETH BROCKMAN

183 Six Pole Highway, Sag Harbor-Northwest / SCTM #300-133-1-3

The following resolution was offered by Supervisor J. Schneiderman, seconded by Councilwoman P. Mansir, and adopted:

WHEREAS, pursuant to § 247 of the General Municipal Law of the State of New York, the Town Board held a public hearing on March 1, 2002 to consider the acquisition of approximately 8.77 acres of land located at 183 Six Pole Highway, Sag Harbor-Northwest, which land is identified on the Suffolk County Tax Map as SCTM #300-133-1-3; and

WHEREAS, by Resolution No. 324, adopted March 1, 2002, the Town Board of East Hampton authorized the purchase of said property for \$600,000; and

WHEREAS, as authorized by Resolution No. 324, a Contract of Sale was executed between the Town of East Hampton and the owners of the property, Richard and Elizabeth Brockman, as Executor and Executrix of the Estate of Daniel D. Brockman, providing for the purchase of the property; and

WHEREAS, the Contract of Sale was not consummated because of the refusal of a title company to insure title based on the obscurity of the property's description in the grantor's deed; and

WHEREAS, the owners/contract vendees, Richard and Elizabeth Brockman, and the purchaser Town of East Hampton desire to effectuate the transfer of the property to the Town for the contract purchase price of \$600,000, plus prorated taxes and recording charges; and

WHEREAS, said property consists of oak and pitch pine woodland, and is located in the important groundwater recharge area south of Sag Harbor; and

WHEREAS, the purpose of said acquisition is the preservation of open space; and

WHEREAS, the acquisition of the subject property is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the subject property is eligible for acquisition through the Town's Community Preservation Fund, as the subject property is on the Town's Community Preservation Fund Project Plan and the purchase of this property is a voluntary acquisition; and

WHEREAS, the Town Board has found that such acquisition would be in the best interests of the Town and, in Resolution No. 324 of 2002, made the necessary findings for an acquisition under the Community Preservation Fund Law;

NOW, THEREFORE, BE IT RESOLVED, that the Town Attorney and Special Counsel are authorized to commence proceedings under the Eminent Domain Procedure Law for the purpose of formally acquiring title to the above mentioned property; and be it further

RESOLVED, that the Town Board determines that a Public Hearing regarding the proposed condemnation need not be called because the impact and effect of this condemnation is considered to be *de minimis* in that the area to be acquired is small in size and the proposed acquisition is not controversial and is, in fact, desired by the owners of said property; and be it further

RESOLVED, that the property to be acquired is located at 183 Six Pole Highway, Sag Harbor, New York (SCTM #300-133-1-3), and is shown on a certain survey prepared by Pat T. Seccafico, L.S. dated April 8, 2002, and the interest to be acquired in the property is a fee simple interest; and be it further

RESOLVED, that the Town Clerk shall publish this Resolution in the official newspaper of the Town of East Hampton, the East Hampton Star, for two (2) successive issues, and in the newspaper of general circulation, Newsday, for two (2) successive issues; and be it further

RESOLVED, that the Town Clerk shall serve certified copies of this Resolution, by Certified Mail, Return Receipt Requested, upon the owners of the said real property, Richard and Elizabeth Brockman, 15 West 81st Street, Apt. 1CD, New York, New York 10024-6022; upon Eric Bregman, Town Attorney; upon Richard E. Whalen, Deputy Town Attorney; and upon Special Counsel, Michael Rikon, Esq., 80 Pine Street, 32nd floor, New York, New York 10005-1702.

**(1016) ADOPT LOCAL LAW:
ADD PROPERTIES TO TOWN NATURE PRESERVE**

The following resolution was offered by Councilperson Councilman J. Potter seconded by Councilwoman P. Mansir and adopted:

WHEREAS, a public hearing was held by the Town Board of the Town of East Hampton on **July 15, 2004** regarding a Local Law amending Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional lands to the register of properties dedicated to the Town Nature Preserve, all as more fully set forth in the text of the Local Law; and

WHEREAS, the Town Board has considered the comments of all persons regarding this Local Law, either as submitted in writing or as presented orally at the public hearing; and

WHEREAS, both the Town Nature Preserve Committee and the Town Planning Department have reviewed the properties proposed to be dedicated to the Town Nature Preserve, and both agencies recommend that the properties described in this Local Law be so dedicated; and

WHEREAS, the proposed dedication of the properties to the Nature Preserve is either not an action subject to review pursuant to SEQRA or, alternatively, is a Type II action pursuant to 6 NYCRR Part 617.5 (c) (20) and requires no further SEQRA review; and

NOW, THEREFORE, BE IT RESOLVED, that the said Local Law is hereby enacted to read as follows:

**LOCAL LAW NO19 OF 2003
INTRODUCTORY NO 27 OF 2003**

A Local Law providing for the amendment of Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code in order to add additional properties to the register of lands dedicated to the Town Nature Preserve, as more fully set forth in the text of the Local Law, said Local Law to read as follows:

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

This local law amends Chapter 182 of the Town Code to add additional properties to the Town Nature Preserve. The Register of Properties dedicated to the Nature Preserve will be amended to appear as shown in Section II below. The parcels proposed for dedication to the Nature Preserve consist of a diverse group of ecologically significant parcels containing wetlands, woodlands and waterfront parcels acquired by the Town for the purpose of open space preservation.

SECTION II. - TOWN CODE AMENDED:

Chapter 182 ("East Hampton Town Nature Preserve") of the East Hampton Town Code is hereby amended at Article IV, with respect to Table I, II, III, IV and V of the Register of Properties, said amended tables to include the following parcels by School District:

[AMEND TABLE I – “WAINSCOTT NATURE PRESERVE” TO ADD THE FOLLOWING PROPERTIES IN SEQUENTIAL FASHION]

<u>SCTM # 300-</u>	<u>PARCEL DESCRIPTION</u>	<u>ACRES</u>
133-1-3	183 Six Pole Highway	8.77
181-1-2.1	30 Middle Highway	4.98

SECTION III. – SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION IV. – EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

AND BE IT FURTHER RESOLVED, that the Town Clerk is directed to forward copies of this resolution to:

Planning Director Marguerite Wolffsohn;
Senior Planner Joanne Pahwul;
Natural Resources Director Larry Penny;
Town of East Hampton Nature Preserve Committee, George Larsen, Chair.

DATED: July 15, 2004

**BY ORDER OF THE TOWN BOARD
TOWN OF EAST HAMPTON, NEW YORK
FRED L. OVERTON, TOWN CLERK**

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR WILLIAM McGINTEE	VOTE	AYE
COUNCILWOMAN DEBRA FOSTER	VOTE	AYE
COUNCILMAN JOB POTTER	VOTE	AYE
COUNCILMAN PETE HAMMERLE	VOTE	AYE
COUNCILWOMAN PAT MANSIR	VOTE	AYE

The resolution was declared duly adopted.

INVASIVE PLANT ASSESSMENT ON TOWN OF EAST HAMPTON NATURE PRESERVES

Nature Preserve:

Name: Brockman 2 Date of Survey: 10/9/08
 SCTM No. 132-1-1, 133-1-2, 3 Surveyed by: A. W. Anderson
 Size: 71.5 8x, 8x

6 pole hwy side

Plants present:	Present	On road edge	Along trail(s)	Dense	Scattered	Confined area	Throughout	Comments
Autumn Olive								
Black Pine								
Garlic Mustard								
Japanese barberry								
Japanese Honeysuckle								
Japanese Knotweed								
Miscanthus								
Mugwort	X	X						on edge of 6 pole Hwy 133-1-2, 3
Multiflora Rose								
Norway Maple								
Oriental Bittersweet	X	X						on edge of 6 pole 132-2-1
Phragmites								
Poison Ivy								
Porcelain Berry								
Privet hedge								
Spotted Knapweed								
Tartarian Honeysuckle								
Tree of heaven								
Vinca								
Wisteria								
Others:								
<u>Fox tail</u>		X						2, 3

General description:

interior looks good - erex along trails